

004.0

0007

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

924,600 / 924,600

USE VALUE:

924,600 / 924,600

ASSESSED:

924,600 / 924,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
72-74		MILTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VATAN KAMBIZ & GERALDINE	
Owner 2:	
Owner 3:	

Street 1: 240 BROADWAY
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N
Postal: 02474 Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 5,568 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2822 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrooms.	

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5568		Sq. Ft.	Site		0	80.	1.05	1									469,632						469,600	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description							User Acct
							4435
							GIS Ref
							GIS Ref
							Insp Date
							09/08/17

PREVIOUS ASSESSMENT							Parcel ID	004.0-0007-0001.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	455,100	0	5,568.	469,600	924,700	924,700	Year End Roll	12/18/2019
2019	104	FV	351,000	0	5,568.	499,000	850,000	850,000	Year End Roll	1/3/2019
2018	104	FV	351,000	0	5,568.	364,000	715,000	715,000	Year End Roll	12/20/2017
2017	104	FV	350,500	0	5,568.	317,000	667,500	667,500	Year End Roll	1/3/2017
2016	104	FV	350,500	0	5,568.	270,000	620,500	620,500	Year End	1/4/2016
2015	104	FV	311,300	0	5,568.	264,200	575,500	575,500	Year End Roll	12/11/2014
2014	104	FV	311,300	0	5,568.	217,200	528,500	528,500	Year End Roll	12/16/2013
2013	104	FV	324,300	0	5,568.	206,600	530,900	530,900		12/13/2012

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
	16079-95		3/1/1985		155,900	No	No	Y				

BUILDING PERMITS										ACTIVITY INFORMATION							
Date										Date	Result	By	Name				
11/9/2012										9/8/2017	MEAS&NOTICE	HS	Hanne S				
										5/1/2013	Info Fm Prmt	EMK	Ellen K				
										5/19/2009	Measured	189	PATRIOT				
										9/21/1999	Mailer Sent						
										9/21/1999	Measured	256	PATRIOT				
										12/1/1988		PM	Peter M				

Sign:	VERIFICATION OF VISIT NOT DATA															/	/



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type:	13 - Multi-Garden			Full Bath:	2	Rating: Average											
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:											
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:											
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	3 - Aluminum			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>													
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating: Good											
Color:	BEIGE			A Kits:		Rating:											
View / Desir:				Fpl:		Rating:											
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:											
Grade:	C - Average			<b>CONDOS INFORMATION</b>													
Year Blt:	1925	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>													
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31. %											
Prim Int Wall:	2 - Plaster			Functional:													
Sec Int Wall:		%		Economic:													
Partition:	T - Typical			Special:													
Prim Floors:	3 - Hardwood			Override:													
Sec Floors:		%		Total:	31	%											
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>													
Subfloor:				Basic \$ / SQ:	170.00												
Bsmnt Gar:				Size Adj.:	1.06403780			<b>COMPARABLE SALES</b>									
Electric:	3 - Typical			Const Adj.:	0.98000199			Rate	Parcel ID	Typ	Date	Sale Price					
Insulation:	2 - Typical			Adj \$ / SQ:	177.269												
Int vs Ext:	S			Other Features:	107500												
Heat Fuel:	1 - Oil			Grade Factor:	1.00												
Heat Type:	5 - Steam			NBHD Inf:	1.00000000												
# Heat Sys:	2			NBHD Mod:													
% Heated:	100	% AC:		LUC Factor:	1.00												
Solar HW:	NO	Central Vac: NO		Adj Total:	659398												
% Com Wall:		% Sprinkled:		Depreciation:	204413												
<b>MOBILE HOME</b>				Depreciated Total:	454984			WtAv\$/SQ:		AvRate:		Ind.Val					
<b>SPEC FEATURES/YARD ITEMS</b>												Juris. Factor:		Before Depr:	177.27		
												Special Features:	0	Val/Su Net:	107.36		
												Final Total:	455000	Val/Su SzAd	179.42		
												<b>PARCEL ID</b> 004-0-0007-0001.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:				Total:			<b>IMAGE</b>					
<b>AssessPro Patriot Properties, Inc</b>																	